

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		MASS AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	99 MASSACHUSETTS AVENUE LLC			
Owner 2:				
Owner 3:				
Street 1:	99 MASSACHUSETTS AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	GRIFFIN CHRISTOPHER J/TRUSTEE -		
Owner 2:	99 SHEEP REALTY TRUST -		
Street 1:	2307 MASSACHUSETTS AVE		
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Cntry	
Postal:	02139		

NARRATIVE DESCRIPTION

This parcel contains .087 Sq. Ft. of land mainly classified as Office with a Office Building built about 1970, having primarily Brick Exterior and 4640 Square Feet, with 7 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		3776		Sq. Ft.	Site		0	44.	4.16	CG									691,294						691,300	
Total AC/HA:	0.08669			Total SF/SM:	3776		Parcel LUC:	340	Office		Prime NB Desc	COMM GD								Total:	691,294		Spl Credit			Total:	691,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
340	3776.000	482,900	2,700	691,300	1,176,900		14807
							GIS Ref
							GIS Ref
Total Card	0.087	482,900	2,700	691,300	1,176,900	Entered Lot Size	
Total Parcel	0.087	482,900	2,700	691,300	1,176,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		253.64	/Parcel: 253.64	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	340	FV	482,900	2700	3,776.	691,300	1,176,900		Year end	12/23/2021
2021	340	FV	482,900	2700	3,776.	679,500	1,165,100		Year End Roll	12/10/2020
2020	340	FV	482,900	2700	3,776.	667,700	1,153,300	1,153,300	Year End Roll	12/18/2019
2019	340	FV	460,500	2800	3,776.	628,400	1,091,700	1,091,700	Year End Roll	1/3/2019
2018	340	FV	460,500	2800	3,776.	549,900	1,013,200	1,013,200	Year End Roll	12/20/2017
2017	340	FV	534,800	2800	3,776.	432,100	969,700	969,700	Year End Roll	1/3/2017
2016	340	FV	342,500	2800	3,776.	432,100	777,400	777,400	Year End	1/4/2016
2015	340	FV	260,900	2900	3,776.	283,200	547,000	547,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2021	SQ Returned	JO	Jenny O
9/15/2021	SQ Mailed	JO	Jenny O
3/22/2021	I & E Mailed	MM	Mary M
6/28/2019	I & E Return	JO	Jenny O
3/12/2009	Measured	201	PATRIOT
12/28/1999	Measured	197	PATRIOT
12/1/1989		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	14807
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
8	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

